

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - May 9, 2002
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1 - 61*)

Members: Scott R. Winkler (*voting on items 1 - 61*)
Catherine M. Doyle (*voting on items 1 - 61*)
Roy B. Nabors (*voting on items 1 - 61*)

Alt. Board Members: Georgia M. Cameron (*voting on items 50 - 60*)
Donald Jackson (*voting on items 1 - 49 & 61*)

START TIME: 2:15 p.m.

End Time: 8:15 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24089 Special Use	Roshelle Rutledge Fred Rutledge;Prospective Buyer Request to occupy the premise as a group day care for 55 children, 24hrs. Monday-Friday, 6:00am-5:00pm Saturday, and 10:00pm-6:00am Sunday. Action: Granted 2 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Board member Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to and approved by the Department of City Development Planning Administration section within thirty (30) days of the date hereof and prior to the issuance of any permits. 6. That the outdoor play area is not utilized after 8:00 P.M. 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	5629 N. 91st St. 15th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	24096 Dimensional Variance	Toni Howard Prospective Buyer Request to occupy the premise as a Community Based Residential Facility(CBRF)for 6 adults.	2873 N. 44th St. A/K/A 2873-75 N. 44th St. 7th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
3	23668 Special Use	Bulk Petroleum Darshan Dhaliwal;Property Owner Request to raze the existing pumping station a construct a new pumping station with a convenience store on the premises.	2306 W. Fond du Lac Av. 7th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	23790 Use Variance	Walkowiak Electric, Inc. Dan Walkowiak;Lessee Request to occupy the south east portion of the premises as a contractor's shop.	2948 S. 9th St. A/K/A 2934 S. 9th St. 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	23797 Use Variance	Larry J. Burnette Brite View Services Window Cleaning; Lessee Request to occupy the southwest portion of the premises as a contractors shop.	2950 S. 9th St. A/K/A 2934 & 2948 S. 9th St. 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss this appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	23887 Special Use	Great Lakes Automotive Group, LLC Property Owner Request to occupy the premises as a motor vehicle rental and sales facility.	11414 W. Silver Spring Dr. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	23481 Special Use	Allen Barian, Lessee Request to erect a two-sided drive through coffee kiosk on the southeast corner of the premises.	5804 W. Bluemound Rd. 16th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	23966 Special Use	Duane and Shontina Gladney Come and Grow With Me; Lessee Request to occupy the premises as a day care center for 75 children, ages 4 wks. - 12 yrs., from Monday - Friday 5 a.m. - 1 a.m. and 5 a.m. to 1 p.m. on Saturday.	3209 W. North Av. 17th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	24165 Appeal of an Order	David Weir, Property Owner Request to appeal an order of the Department of Neighborhood Services determining a parking place located in the front yard.	1850 N. Humboldt Av. 3rd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	22906 Special Use	Aquil Malik, Property Owner Request to construct and occupy the premises as a gas station convenience store and type 'b' restaurant.	720-30 N. 35th St. 4th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetely Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	24063 Dimensional Variance	Deborah A. Crowley The Esther House;Property Owner Request to occupy the premises as an adult family living arrangement (CLA) for 4 adults.	3340 N. 49th St. 10th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
12	24205 Special Use	Sterling Subs, LLC Kimberly Sterling; Lessee Request to construct a new Type 'B' restaurant.	4912 W. Burleigh St. A/K/A 4900 W. Burleigh St. 7th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available meeting.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	24188 Special Use	Rev. Harold Turner Trinity Missionary Baptist Church; Property Owner Request to continue occupying the premise as a church.	3057 N. 35th St. 10th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there shall be no trespassing onto neighboring premises by persons associated with or attending the various functions of the church.</p> <p>5. That there be no parking of vehicles in the alley behind the premises.</p> <p>6. That all previous conditions regarding case No. 20195 are complied with.</p> <p>7. That this Special Use and this Variance is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	24187 Dimensional Variance	Robert R. Weber, Property Owner Request to construct a 20ft x 34ft attached garage.	9633 W. Wilbur Av. 11th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the applicant obtains a permit and builds according to the approved plan. 5. That this Variance is granted to run with the land. 	
15	24198 Special Use	Ted Kniprath/ARS Auto Sales, LLC Property Owner Request to continue occupying the premises as a motor vehicle repair and sales facility.	5130 W. Forest Home Av. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the unused driveway on West Forest Home Avenue, just east of South Utah Avenue, is either closed and restored with curb and gutter or the area on site behind the driveway remains clear of stored vehicles so that the driveway provides full access to and from the site. 5. That all conditions of case No. 21037 are complied with. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	24163 Special Use	Jeanette Barquet, Prospective Buyer Request to occupy the premise as a day care center for 20 children, 7:00am-6:00pm Monday-Friday.	1838 S. 6th St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That a loading zone is obtained on South 6th Street immediately north of the NO PARKING sign.</p> <p>6. That all parents are notified that they should not park in the area on South 6th Street which has the no parking restriction or on the north side of West Burnham Street.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	24179 Special Use	DeLaRosa's Automotive a/k/a Zora Inc.;Property Owner Request to continue occupying the premises as a motor vehicle repair center.	3166 S. Kinnickinnic Av. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage or display of products or merchandise.</p> <p>5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
18	24191 Dimensional Variance	John P. Sahagian, Property Owner Request to occupy the rear portion of the premise as a residential dwelling.	3001A S. Kinnickinnic Av. A/K/A 3001-03 S. Kinnickinnic Ave 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	24193 Special Use	Darshan Dhaliwal, Property Owner Request to continue occupying the premise as a motor vehicle pump station with the addition of an ethanol pump.	123 W. Oklahoma Av. 14th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage or display of products or merchandise.</p> <p>5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan.</p> <p>6. That the petitioner complies with all previous conditions of case No. 21177.</p> <p>7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on November 5, 2007.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	24207 Special Use	Costi Helou, Property Owner Request to occupy the premise as a food preparation service facility (catering).	2207-11 S. Kinnickinnic Av. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
21	24204 Special Use	Russ Darrow Colonial, Inc., Lessee Request to occupy the premises as a motor vehicle sales facility and construct an addition to and remodel the existing building.	9201 W. Brown Deer Rd. A/K/A 8757 N. 91st St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 5. That there is no display of exterior banners or other advertising except that which is on the approved sign plan or in the plan of operation. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	24172 Special Use	BP Products North America, Inc. f/k/a Amoco Oil Co c/o Michael Best & Friedrich/Deb Hall;Property Owner Request to continue occupying the premises as a motor vehicle pumping station, convenience store, and service station.	8235 W. Bluemound Rd. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage or display of products or merchandise.</p> <p>5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan.</p> <p>6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>7. That the petitioner shall maintain the site improvements, including landscaping in accordance with plans as approved by the Department of City Development.</p> <p>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	24212 Use Variance	Milwaukee School of Engineering Chapter of Triangle Fraternity, Inc.; Property Owner Request to continue occupying the premises as a fraternity house for 12 persons. Action: Granted 10 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That an 80% opaque board-on-board wood fence is erected to screen the parking lot from abutting residential properties 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That all previous conditions of case No. 20950 are complied with. 7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	1706 E. Irving Pl. 3rd Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	24181 Special Use	Shoreline Co., Inc. John B. Crichton;Property Owner Request to construct a 53-space surface parking on the premises.	1129 N. Jackson St. A/K/A 1009 & 1029 N. Jackson St. 4th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted to run with the land.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	24173 Special Use	BP Products North America Inc f/k/a Amoco Oil Company; Lessee Request to continue occupying the premise as a motor vehicle pumping station, repair center, convenience store and car wash. Action: Granted 10 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That the exterior cargo storage container is removed from the site. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 8. That all previous conditions of the Board regarding this property are complied with. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	9208 W. Capitol Dr. 5th Dist.
26	24197 Dimensional Variance	Kurt Hoffmann, Property Owner Request to construct an attached garage without the required setback.	612 E. Glover Av. 6th Dist.
		Action: Adjourned	
		Motion: This appeal has been adjourned at the request of the Dept. of Neighborhood Services and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	24211 Dimensional Variance	Plymouth Apts. Corp., Property Owner Request to construct a fence within 5 ft. of the street lot line.	714 W. Galena St. A/K/A 714-828 W. Galena 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
28	24137 Special Use	ASHA Family Services, Lessee Request to occupy the premise as a health and social service facility.	6001 W. Center St. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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29	24167 Special Use	New Concept Self Development Center INC., Lessee Request to continue occupying the premises as a social service facility with the addition of a community center on the lower level.	4840 W. Fond Du Lac Av. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	
30	24168 Special Use	New Concept Self Development Center INC., Lessee Request to continue occupying the premise as a social service facility with the addition of a community center.	4828 W. Fond Du Lac Av. A/K/A 4828-30 W Fond Du Lac Ave. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

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31	24105 Special Use	Khaled Farhud d/b/a Sam's Fast & Tasty; Property Owner Request to construct and occupy the premises as a type 'B' carryout restaurant.	3501-09 W. Center St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the first parking stall nearest to West Center Street is eliminated. 5. That proper signage and pavement marking be installed indicating the one-way traffic pattern. 6. That landscaping and screening plans are submitted which meet the intent of s.295-75 including an urban edge treatment along West Center Street and North 35th Street. Revised plans must be submitted to the Board of Zoning Appeals within 30 days and approved by the Zoning Administration Group prior to the issuance of any permits. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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32	24059 Special Use	Donna M. Ivory, Property Owner Request to occupy the premises as a temporary shelter for up to 8 girls, ages 7-12.	6529-31 N. 52nd St. 9th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That this Special Use and this Variance are granted for a period of one (1) year, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	24119 Special Use	Eric Streff, Lessee Request to occupy the premise for retail and wholesales of used cars.	7375 N. 51st St. 9th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes - Doyle, Jackson, Nabors & Zetley, 1 Nay - Winkler, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 5. That there is no display of exterior banners or other advertising except that which is on the approved sign plan or in the plan of operation. 6. That there is only one parking space in the front of the building dedicated for customer parking only. 7. That landscaping and screening plans must be submitted which meet the intent of s.295-75. Plans must be submitted to the Zoning Administration Group within thirty (30) days and approved prior to the issuance of any permits. 8. That vehicle parking areas must be screened from the residences to the north by a 6-foot high wooden fence. Plans must be submitted to the Zoning Administration Group within thirty (30) days and approved prior to the issuance of any permits. 9. That site illumination is controlled to prevent glare onto adjacent streets and residences. 10. That the ground sign along the North 51st Street frontage is removed. A 3-foot by 6-foot wall sign may be placed on the front of the building as an alternative. 11. That no disabled or unlicensed vehicles or parts are stored outside. 12. That all repair work is conducted inside of the building. 13. That the storefront windows remain as clear glass and are maintained in an attractive manner. 14. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	24039 Special Use	Golden Rule Church God in Christ Property Owner Request to occupy the premises as a church.	2432 W. Hopkins St. A/K/A 2432-34 W. Hopkins St. 10th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That no sales, receipt, or distribution of clothing take place on site.</p> <p>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p>	
35	24067 Dimensional Variance	Steven C., Phillip L., & Theresa J. Graczyk Request to construct a new detached garage with height at 22'0' and sidewalls 12'6'.	2550 S. 69th St. 11th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to grant the appeal.	
	Vote:	0 Ayes, 5 Nays Winkler, Zetley, Doyle, Jackson, Nabors, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	24072 Special Use	Sprint PCS, Lessee Request to construct a monopole transmission tower 75 ft. in height.	6155 W. Forest Home Av. 11th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the petitioner and will be rescheduled at the next available hearing date.	
37	24171 Special Use	Sheila Viray Lutheran Social Services of Wis. & Upper Michigan; Lessee Request to occupy the premises as an adult day care center/social service facility.	3728 S. 43rd St. A/K/A Unit #2 11th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	24184 Special Use	<p>Horner Sod Farms Partnership</p> <p>Request to continue occupying the premise as a motor vehicle wholesale and transportation facility within 200 ft of a residential district.</p> <p>Action: Granted</p> <p>Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That site illumination is controlled to prevent glare onto adjacent streets and residences. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work is conducted inside of the building. 8. That the site is developed according to the facade plan that was submitted to the Board of Zoning Appeals on 4/10/02 and approved by the Zoning Administration Group on 5/5/02. 9. That all previous conditions of case No. 22124 are complied with. 10. That this Special Use is granted for a period of time commencing with the date hereof and expiring on March 24, 2009. 	<p>630 S. 2nd St. A/K/A 630-42 S. 2nd St. 12th Dist.</p>

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	24076 Special Use	Bhupinder S. and Harjinder K. Ghuman d/b/a Howard Citgo Mart and Fuel;Prospective Buyer Request to continue occupying the premises as a motor vehicle pumping station with an expansion of the convenience store facility and the hours of operation (5 a.m. - 12 a.m.). Action: Adjourned Motion: This item has been adjourned at the request of the alderman and will be rescheduled for the next available hearing.	1213 E. Howard Av. 14th Dist.
40	24178 Special Use	The Salvation Army Adult Rehabilitation Center Maj. Mark Anderson/Robert G. Potter; Prospective Buyer Request to occupy the premises as a secondhand retail store. Action: Adjourned Motion: This item has been adjourned at the petitioners request and will be rescheduled at the next available hearing.	8008 W. Brown Deer Rd. 15th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	24125 Use Variance	<p>Matt Whitaker Power Specialities Corp.;Prospective Buyer</p> <p>Request to occupy the premise as a storage and wholesale trade facility(contractor's shop).</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Roy Nabors moved to grant this appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner work with Department of City Development staff on an acceptable facade, & elevation plan that includes the restoration of the showroom windows as vision glass. 5. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to the Department of City Development Planning Administration section within thirty (30) days of the date hereof and that the plan is approved prior to the issuance of any permits. 6. That signage is limited to a maximum of fifty (50) square feet. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	10136 W. Fond Du Lac Av. 15th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	24135 Use Variance	Ken Dippel, Other Request to occupy a portion of the premise as wood finishing facility .	10136 W. Fond Du Lac Av. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner work with Department of City Development staff on an acceptable facade, & elevation plan that includes the restoration of the showroom windows as vision glass.</p> <p>5. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to the Department of City Development Planning Administration section within thirty (30) days of the date hereof and that the plan is approved prior to the issuance of any permits.</p> <p>6. That signage is limited to a maximum of fifty (50) square feet.</p> <p>7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	
43	24152 Special Use	Cream City Storage LLP Property Owner Request to construct an indoor storage facility on the premise.	10020 W. Appleton Av. 15th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the department of City Development and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	24154 Special Use	Mark R. Herian, Property Owner Request to occupy the premise as a health and social service facility(hospice) for 27 adults.	8526 W. Mill Rd. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	24025 Special Use	<p>Bulk Petroleum Corporation Prospective Buyer</p> <p>Request to occupy the premises as a motor vehicle pumping station with convenience store.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Scott Winkler moved to gran the appeal. Seconded by Donald Jackson.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a site illumination plan showing the location of all light standards is submitted to the Board of Zoning Appeals and is approved by the Zoning Administration Group prior to the issuance of any permits. 5. That site illumination is controlled to prevent glare onto adjacent streets. 6. That the freestanding signage is limited to one 15 foot high pylon sign with a maximum sign area of 50 square feet or one 8-foot high monument sign with a maximum sign area of 100 square feet. Finalized signage plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That prior to the issuance of any permits, the petitioner shall submit documentation from the Wisconsin Department of Transportation which permits at least two driveway openings along West Brown Deer Road and documentation from the appropriate governing agency permitting the proposed driveway along North 107th Street. 9. That the submitted landscape and screening plan is upgraded to meet the intent of city code. 10. That driveway permits are obtained for all three driveways. 11. That approval from the local alderman is obtained for driveways in excess of 30 feet in width. 12. That concrete sidewalk is provided along both North 107th Street and West Brown Deer Road. 13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	10501 W. Brown Deer Rd. 15th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	24185 Dimensional Variance	Clear Channel Outdoor Lessee Request to construct a 14ft x 48ft off premise advertising sign adjacent to the freeway.	9715 W. Blue Mound Rd. 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
47	24114 Special Use Granted	Grisby Child Dev. Center Request to occupy a portion of the premise as a day care facility for 30 children, 4wks-12yrs, 6:30am-6:00pm Monday-Friday.	1011 W. Center St. A/K/A 1121 W Center St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	24132 Special Use	Donald Harmon d/b/a Baby Steps Daycare Center;Property Owner Request to occupy the premises as a day care center for 8 children,ages 6 weeks to 12 years, from 6 a.m. to 12 a.m.	2608 N. 17th St. 17th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	
49	24108 Dimensional Variance	Donald Harmon, Property Owner Request to occupy the premise as a Community Based Residential Facility(CBRF) for 5 adults.	5258 N. 57th St. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the item. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of three (3) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	24124 Dimensional Variance	Janice Murchison, Lessee Request to occupy the premise as a group shelter care facility for 7 children.	4547 N. 24th Pl. 1st Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
51	24157 Special Use	Tammy Perry, Lessee Request to occupy the premise as a day care facility for 40 children, 6wks-12yrs, 6:00am-1:00am Monday-Friday.	4843 N. Hopkins St. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That all conditions of case No. 23802 are complied with. 6. That the Outdoor play area not be utilized after 8:00 p.m. 7. That this Special Use is granted for a period time commencing with the date hereof and expiring on November 12, 2004. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	24144 Dimensional Variance	River View Lofts, LLC, Property Owner Request to occupy the premise as a residential multi-family dwelling with 1st floor retail without the required parking (21 spaces).	245-49 N. Water St. 4th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the developer secure at least 21 off-street parking spaces for the tenants of the building. 5. That provisions be made within the building for garbage and recycling pick-ups. 6. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	24155 Special Use	Lloyd Waters, Property Owner Request to occupy the premise as a motor vehicle repair and sales facility.	9119 W. Burleigh St. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That no disabled or unlicensed vehicles or parts are to be stored outside.</p> <p>5. That existing landscaping and screening is maintained in a manner that meets the intent of city code.</p> <p>6. That all previous conditions of the Board regarding this property are complied with.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
54	23874 Dimensional Variance	Evangelical Covenant Church Property Owner Request to construct a ground sign on the premises.	7727 W. Center St. A/K/A 7725 W. Center St. 5th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	24183 Special Use	Tammie Anderson, Lessee Request to occupy the premise as a day care facility for 8 children, 6wks-12yrs, Mon.-Sat. 6:00am-11:00pm.	3250 N. 3rd St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	
56	24189 Special Use	Ruthie L. Jines, Property Owner Request to occupy the premise as a day care facility for 8 children, 2yrs-12yrs, 7:00am-7:00pm Monday-Friday.	3387 N. 2nd St. A/K/A 3385-87 N 2nd St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	24190 Dimensional Variance	James D. & Sally G. Morgan Property Owner Request to construct a new single family residential dwelling with an accessory structure (garage) in the front yard.	1136 E. Center St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
58	24129 Dimensional Variance	Myron Wilburn Property Owner Request to occupy the premise as a group home for 8 children, ages 12-17 yrs.	2660 N. 4th St. 6th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That the petitioner provide a 24 hour contact number to the Alderman's office, the Board of Zoning Appeals Office, and to any neighbor or neighborhood organization that makes a request for the phone number. 6. That this Variance is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	23604 Special Use Granted	Kuldip, Inc. Prospective Buyer Request to construct a car wash and laundromat addition to the existing gas station and convenience stores at 1009 S. 1st Street.	117 W. Mineral St. A/K/A 1009 S. 1st St. 12th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal to Ad. Review. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	24012 Dimensional Variance	Mike Goldberg c/o the Albion Group, Inc.;Property Owner Request to build a new bar/restaurant.	1129-31 N. Water St. 4th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal to Ad. Review. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
61	24102 Use Variance	Maudood Ahmad Gas-N-Go Mini Mart;Lessee Request to occupy the premises as a motor vehicle pumping station and convenience store.	2173-75 N. 35th St. 17th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

Board member Dolyle moved to approve the minutes of the April 18, 2002 meeting. Seconded by Board member Winkler. Unanimously approved.

The Board set the next meeting for May 9, 2002.

Board member Winkler moved to adjourn the meeting at 8:15 p.m.. Seconded by Board member Nabors. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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